

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be conducted by the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and Environment Committee, at 9:00 a.m., February 9, 2006, in Room 255/259, of the Waukesha County Administration Building, 1320 Pewaukee Road, Waukesha, WI, 53188, to consider amendments to the Waukesha County Development Plan, adopted by the Waukesha County Board of Supervisors, in November 1996. The areas of amendment include the following specific sites and/or locations in the County:

1. In the Town of Brookfield, the following requests are being made:
 - A. ***S & T North Shore, LLC***, P.O. Box 347, Brookfield, WI 53008, requests their property located in part of the NW ¼ of the SW ¼ of Section 29, Town of Brookfield, (Tax Key No. BKFT 1123.997.004) be amended to revise one of the conditions of their 2005 Land Use Plan Amendment which limited the total number of dwelling units based upon the requirements set forth in the Waukesha County Shoreland and Floodland Protection Ordinance. The Shoreland Ordinance no longer applies to the majority of the site based upon a recent determination by the Wisconsin Department of Natural Resources that two (2) ponds located north and east of the subject site are not navigable public ponds, therefore, the Shoreland jurisdictional boundaries are not measured 1,000' from said ponds.
 - B. ***J.B.J. Development Company***, for property owned by the Town of Brookfield in the NE ¼ of the SW ¼ of Section 29 (Tax Key No. BKFT 1123.977.003) requests a modification to the conditions imposed on the property in the 2005 Land Use Plan Amendment relating to the 1,000' Shoreland jurisdiction from the aforementioned public bodies of water on the lands to the west of the subject site, which are no longer classified as public water bodies, reducing the County Shoreland jurisdiction to only the floodplain on this property thereby eliminating the issue of residential density as it relates to the Waukesha County Shoreland and Floodland Protection Ordinance. The petitioner is proposing a density of 64 units, which is consistent with the Waukesha County Development Plan. The second condition that the petitioner asks to be revised is the access requirement to Janacek Road and that Elizabeth Court be gated and used for emergency purposes only. It is the petitioner's request that this condition be eliminated. A third condition is requested to be modified regarding building height.
 - C. ***The Town of Brookfield***, has requested a number of amendments to the Land Use Plan categories relative to various locations throughout the Town and the proposed land use categories vary and include the locations as follows:
 1. The old landfill north of Capitol Drive from Low Density Residential (LDR) to Recreational.
 2. Two (2) parcels on North Springdale Road north of Watertown Road from Transportation, Communication and Utilities to Commercial.
 3. A residential parcel to the east of Sam's Club from Industrial to Commercial.
 4. A number of parcels fronting on the east side of Barker Road north of the tennis club to Larkspur Drive from LDR to Medium Density Residential (MDR).
 5. A number of residential parcels on both sides of Brookfield Road north of Wisconsin Avenue from LDR to MDR.
 6. The Regency Care Facility on the west side of Brookfield Road from MDR to Institutional.

NOTICE OF PUBLIC HEARING

Page 2

7. The existing senior living project immediately south and adjacent to the Regency on the west side of Brookfield Road from MDR to High Density Residential (HDR).
8. An existing parcel on the south side of Wisconsin Avenue west of Woelfel Road, which presently contains a multi-family structure from MDR to HDR.
9. The Wynwood House Assisted Living Facility on the southeast corner of Wisconsin Avenue and Woelfel Road from MDR to Institutional.
10. Six (6) parcels on the southeast side of East Moreland Boulevard (U.S. Highway 18) across from Stein's Garden Mart from Commercial to Commercial (Office).
11. The Hulbert Hills, Dale's Acres, Kossow, Westbrooke I and II Subdivisions, all located along both sides of Kossow Road and on both sides of Davidson Road from LDR to MDR.
12. The Brookfield Highlands Senior Apartments on the north side of Davidson Road, east of Kossow Road from MDR to HDR.
13. The mixed industrial office uses south of Bluemound Road, north of I-94 and on both sides of Janacek Road from Industrial to Commercial (Office).
14. The three single-family residential parcels on the east side of Brookfield Road north of Follet Drive from LDR to MDR.
- 15a. The residential parcel east of Janacek Court and north of I-94 from LDR to MDR.
- 15b. The apartment buildings on the west side of Brookfield Road immediately north and adjacent to I-94 and south of Deer Creek from MDR to HDR.
16. Various parcels along Greenfield Avenue, on the north side adjacent to Weston Hills Subdivision and a single residential parcel on the northwest corner of Barker Road and Greenfield Road from MDR to Commercial.

2. In the Town of Delafield, the following requests are being made:

- A. ***Kent and Lou Hanson***, request property owned by them in the SE ¼ of Section 28, Town of Delafield (Tax Key No.'s DELT 0832.013.017, DELT 0832.997, DELT 0832.998 and DELT 0832.999.004) be amended from the Rural Density Residential and Other Agricultural Lands (RDROAL) category to the Suburban I Density Residential (SDRI) category for the development of a residential housing project, including a total of 29 dwelling units.
- B. ***Turning Leaf Development, LLC, c/o Dennis Robus***, requests their land, located in the NE ¼ of Section 15, Town of Delafield (Tax Key No. DELT 0777.996) be amended from the SDRI and Isolated Natural area to the Low Density Urban Residential (LDR) category to accommodate nine (9) residential dwelling units on 8.5 acres.

NOTICE OF PUBLIC HEARING

Page 3

3. In the Town of Genesee, the following requests are being made:

- A. **Donald J. Murn**, requests his land located in part of the SW ¼ of Section 25, and the NW ¼ of Section 36, Town of Genesee, (Tax Key No. GNT 1539.988) be amended to revise previously imposed conditions on his 2005 Land Use Plan Amendment to allow the development of a more conventional development pattern rather than a cluster concept as previously required.
- B. **Amy and Paul Dabey**, request a change in the Land Use category for their property located in the SW ¼ of Section 11, Town of Genesee (Tax Key No. GNT 1483.997) from the RDROAL category to the LDR category, for the creation of two (2) lots, one being a duplex and one being a future single-family residential lot.

4. In the Town of Lisbon the following requests are being made:

- A. **Frederick Dahlke**, requests his property located in the SW ¼ of Section 36, of the Town of Lisbon (Tax Key No. LSBT 0287.994) be amended from the Residential and Light Industrial category to the Industrial category.
- B. **Mark Hertzfeld, Design 2 Construction**, requests property owned by Jeff Ertl located in part of the NW ¼ of the NW ¼ of Section 4 of the Town of Lisbon, (Tax Key No. LSBT 0158.994.007) be amended from the LDR category to the Commercial category to accommodate the development of a commercial building with access from C.T.H. "Q".
- C. **Minett Properties, Inc.**, requests property owned by Dorothy Grochowski (Tax Key No. LSBT 0216.993), located in the SE ¼ of Section 18, on the east side of Lake Five Road in the Town of Lisbon, be amended from the RDROAL category to the LDR category to accommodate the development of a detached single-family subdivision with one acre lots.
- D. **Forest Home Investors, LLC**, requests property owned by Donald and Joan Brue Trust, located in part of the SW ¼ of Section 36, Town of Lisbon, (Tax Key No. LSBT 0287.995) be amended from the LDR category to the Industrial category to recognize the existing industrial zoning category on the property.
- E. **John Lietzau**, requests property owned by Colgate Investments located in part of the NE ¼ of Section 3 of the Town of Lisbon, (Tax Key No.'s LSBT 0153.998 and LSBT 0153.999) be amended from the RDROAL category to the LDR category to permit the development of approximately 40 to 50 residential condominium units.
- F. **Herb Gross**, requests his property located in part of the SW ¼ of Section 31 of the Town of Lisbon (Tax Key No. LSBT 0268.999) be amended from the RDROAL category to the LDR category to allow the development of a single-family detached residential development.

NOTICE OF PUBLIC HEARING

Page 4

5. In the Town of Merton, the following requests are being made:

- A. ***The Town of Merton Plan Commission and Town Board***, requests the previously adopted Comprehensive Land Use Plan from 1981 and most recently amended in 2005 entitled “The Town of Merton Comprehensive Land Use Plan 2020”, be incorporated into the Waukesha County Development Plan.

WITHDRAWN

- B. ***Harmony Homes, Inc.***, requests property owned by Gerhardt and Agnes Tetzlaff (Tax Key No. MRTT 0358.999), Randolph and Debra Richter (Tax Key No. MRTT 0358.998.003), Michael Graff (Tax Key No. MRTT 0358.998.002) and Herbert Werth (Tax Key No. MRTT 0358.998.004) located in the NW ¼ of Section 18 of the Town of Merton, be amended from the RDROAL category to the Suburban II Density Residential category to permit the development of an open space cluster concept, single-family residential development for approximately 21 residential units on 73.9 acres of land.

6. In the Town of Vernon, the following request is being made:

- A. ***The Town of Vernon Plan Commission and Town Board***, requests amendments to various areas in the Town of Vernon. It should be noted that some of the areas in question are located within the Big Bend Extraterritorial Planning Jurisdiction and will have to be approved by the Village of Big Bend in order to be incorporated into this amendment. The changes are located throughout the Town and comprise a number of parcels. A copy of the plan is available at the office of the Waukesha County Parks and Land Use Department, Planning and Zoning Division.

Following the Public Hearing, the staff will evaluate public input and prepare a formal recommendation for each of the above cited issues to be presented to the Waukesha County Park and Planning Commission, Waukesha County Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors for final consideration.

For more detailed information on the above requests, please contact Richard Mace, Waukesha County Department of Parks and Land Use, 1320 Pewaukee Road, Room 230, Waukesha, WI, 53188, at (262) 548-7790.

All interested parties will be heard.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
1320 Pewaukee Road, Room 230
Waukesha, WI 53188

Legal Notice to be published in the
Waukesha Freeman
Thursday, January 26, 2006 and
Thursday, February 2, 2006